



# Town of Colchester, CT

127 Norwich Avenue, Colchester, Connecticut 06415  
PLANNING & ZONING COMMISSION

Wednesday, January 18, 2023  
7:00 pm – Town Hall, Room 1  
SPECIAL Meeting  
MINUTES

**Members Present:** Chairman J. Mathieu, Vice Chair J. Novak, M. Noniewicz, B. Hayn, S. Nadeau, S. Smith

**Members Absent:** M. Kehoegreen

**Also Present:** D. Sorrentino, Planning Director, A. Lago, ZEO, S. Kilgus, Land Use Assistant

1. **Call to Order** – Chairman Mathieu called the meeting to order at 7:00 pm and welcomed the new Planning Director, Demian Sorrentino
2. **Additions or Deletions to the Agenda** – n/a
3. **Minutes of Previous Meeting**
  - a. December 7, 2022 and December 21, 2022 – Motion by B. Hayn to approved the December 7 minutes as amended. 2<sup>nd</sup> by S. Smith. **Motion carried with abstentions by M. Noniewicz and S. Nadeau.** Motion by M. Noniewicz to approve the December 21 minutes as amended adding in the members who were absent. 2<sup>nd</sup> by J. Novak. **Vote was unanimous, motion carried.**
4. **Public Hearings** – None
5. **Five Minute Session for the Public** – None
6. **Pending Applications** – None
7. **New Applications** – None
8. **Preliminary Reviews** – None
9. **Old Business**
  - a. Set effective dates for Regulation Amendments 2022-011 and 2022-014 to February 1, 2023 – Motion by M. Noniewicz to set effective dates of regulation amendment 2022-11 for the LSIAT floating zone and 2022-014 for the town's cannabis regulations to February 1, 2023. 2<sup>nd</sup> by B. Hayn. **Vote was unanimous, motion carried.**
10. **New Business**
11. **Planning Issues and Discussions**
  - a. Introduction of new Planning Director – members welcomed Demian Sorrentino to town and discussed his background and vision for Colchester.
  - b. Discussion of Land Development (Zoning) Regulations – Incorporation of text amendments with effective dates 10/2/2015 through 2/1/2023 into master document – The top priority for the new planning director is to work on updating the town's zoning regulations so all the regulation amendments

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passed since 2015 are incorporated into the master document. That has been completed and will be sent to the Chairman to review. There will be several necessary changes to the zoning regulations due to legislation that was passed effective October 2021 which includes many new mandates and rules. Members requested an update on all zoning enforcement at each meeting. A. Lago will provide that for them. Members discussed the denial of the Gano's application to waive sidewalks. They discussed possible enforcement due to the non-compliance with their approved site plan. A. Lago will follow up with their engineer, Ellen Bartlett. Affordable Housing Regulations need to be enhanced.

**12. Correspondence – None**

**13. Adjournment – Motion by B. Hayn to adjourn. 2<sup>nd</sup> by M. Noniewicz. *Vote was unanimous, motion carried.***

Respectfully Submitted By: S. Kilgus, Land Use Assistant